

# LAST PAD AVAILABLE

Ground Lease or Build To Suit

23825 CATT RD | WILDOMAR, CA



Ono Hawaiian BBQ

SITE



# PAD AVAILABLE

GROUND LEASE  
OR BUILD TO SUIT

23825 CATT RD  
WILDOMAR, CA

## Chase Harvey

charvey@catalystretail.com  
DRE# 01954291

## Daniel Watson

dwatson@catalystretail.com  
DRE# 02165277

## Nick Earle

nearle@catalystretail.com  
DRE# 01916982

## Nick Corbell

ncorbell@catalystretail.com  
DRE# 01932821



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www.catalystretail.com



38605 Calistoga Dr, Suite 150  
Murrieta, CA 92563

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**CONCEPTUAL ELEVATIONS**  
Subject To Change



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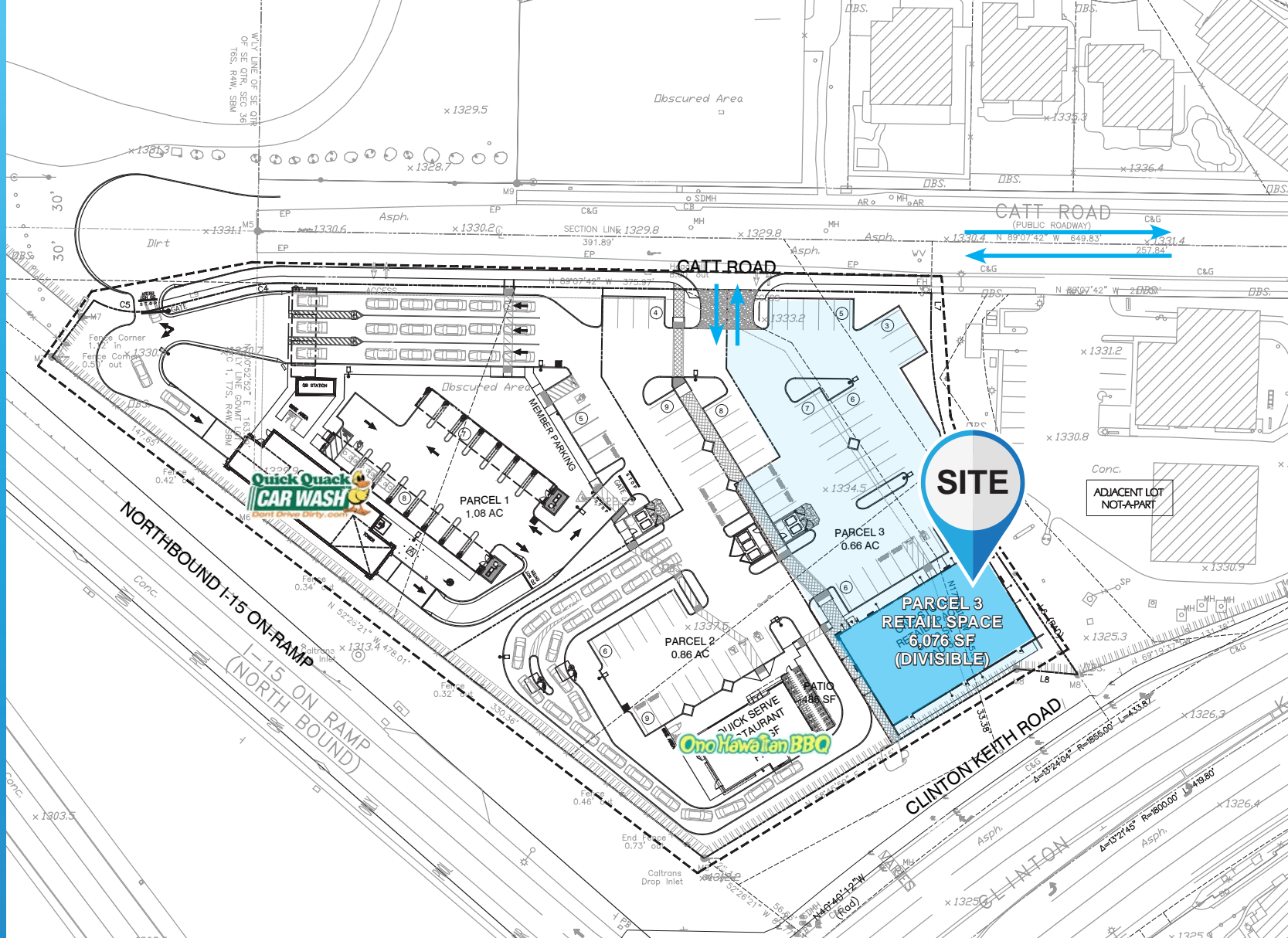
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AVAILABILITIES		
PARCEL	PARCEL SIZE	BLDG SF
PARCEL 3	0.66 AC (28,749.6 SF)	6,076 SF

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## PROPERTY HIGHLIGHTS

- RARE FREEWAY FRONTING PADS AVAILABLE FOR GROUND LEASE OR BTS
- JOIN: ALBERTSON'S, STATER BROS, STARBUCKS, THE HABIT, MCDONALD'S & MANY MORE NATIONAL TENANTS AT WILDOMAR'S BUSIEST INTERSECTION
- STRATEGICALLY LOCATED AT I-15 FREEWAY AND CLINTON KEITH RD.
- VERY STRONG GROWTH AREA WITH HEAVY DAYTIME TRAFFIC
- MEDICAL USE ALLOWED
- AVAILABLE FOR PURCHASE FOR OWNER USE

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population 2023	8,508	65,968	136,898
Projected Population 2028	8,792	68,976	142,750
Average Household Income	\$151,529	\$135,551	\$137,562

## TRAFFIC COUNTS

±32,591 CPD  
CLINTON KEITH RD

±125,953 CPD  
15 FWY AT CLINTON KEITH RD

\*Source: Regis Online

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1 Mile

3 Mile

5 Mile

POPULATION	8,508	65,968	136,898
MEDIAN HOUSEHOLD INCOME	\$151,529	\$135,551	\$137,562
HIGH SCHOOL DEGREE OR HIGHER	10,122	82,712	165,962
GRADUATE DEGREE OR HIGHER	5,493	46,635	93,050
TOTAL EMPLOYEES	6,540	52,012	106,408

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